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MEMORANDUM **Transportation & Development - PZ Memo No. 11-040b**

DATE: JULY 14, 2011

TO: PLANNING AND ZONING COMMISSION

THRU: R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR
JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER KM

FROM: ERIK SWANSON, CITY PLANNER ES

SUBJECT: ZUP10-0054 CORNERSTONE CHRISTIAN FELLOWSHIP

Request: Use Permit extension approval for the use of a temporary unpaved parking lot

Location: 1595 S. Alma School Road,
East of the southeast corner of Alma School and Willis roads

Applicant: Ed Bull; Burch & Cracchiolo, P.A.

The request was continued from the May 4, 2011 Planning Commission to allow the applicant to continue to work on dust mitigation efforts, and to hold a third neighborhood meeting with the surrounding property owners with the intent to be heard at the July 6, Planning Commission hearing. The applicant requested a continuance from the July 6th hearing due to a scheduling conflict.

RECOMMENDATION

The request is for Use Permit extension approval for a temporary unpaved parking lot. Staff, upon finding consistency with the General Plan, Planned Area Development and Agricultural zoning districts, recommends approval with conditions.

BACKGROUND

The subject site is located east of the southeast corner of Alma School and Willis roads. The entire church campus extends from the southeast corner of Alma School and Willis roads east approximately ¼ mile. The proposed area is located on the east end of the church campus and is approximately 8.5-acres. Directly north, across Willis Road is vacant land zoned for apartments. East, adjacent to the subject site are five parcels with homes on them. The church owns two of

the homes fronting Willis Road. South, across Maplewood Street is the Eden Estates custom single-family home subdivision, and vacant land zoned for single-family residential. West of the parking lot are the church campus buildings.

The initial 7.6 acre church site was zoned in 2000, and was further expanded with another rezoning in 2004 creating the existing campus of 17.15 acres. As part of the 2004 zoning, site layout was approved that indicated the subject site as a future parking area, however Zoning Code requires that any unimproved surface receive Use Permit approval to be used as a parking lot. The site received Use Permit approval for a temporary parking lot in 2009 for two years; the current request is to extend the Use Permit.

Although the parking lot area is unimproved it will need to meet current Maricopa County standards to ensure that dust particulate levels remain at an appropriate level. A condition was added with the previous approval addressing this; the condition remains. The church has indicated that they plan on moving forward as soon as they are done designing the master plan of the campus. The hope is to have the parking lot paved within the next few years.

DISCUSSION

At the May 4th Planning Commission hearing a number of concerns were expressed by Commission and the surrounding property owners, of the concerns, dust was the predominant concern. The applicant relayed to the Commission that they had recently placed a layer of milled asphalt on the southern portion of the temporary lot where dust generation seemed to be the worst. Additional concerns were raised regarding the continued use of Maplewood Drive. Since the Commission meeting the City has placed a layer of milled asphalt along Maplewood Drive to address any dust issues. A concern was expressed from the property owner to the east of the church, requesting a fence be built on their property that is consistent with their existing fence; the fence is a six-foot vinyl wall. The church has installed the fence; however at the time of development of the permanent parking lot, the church will be required to install a six-foot masonry wall on the church property, as the vinyl fence does not meet current design standards.

Additionally, at the Commission meeting, it was recommended that the church hold another neighborhood meeting. A third neighborhood meeting was held on Tuesday, June 14th; one family (three people) attended the meeting. The primary concern expressed by the neighbors was the look of the parking lot and how the current flags and posts used for traffic control makes the site look like a "junk yard." The church is looking into some additional treatments to the southern portion of the site to address the appearance of the parking lot. Concerns regarding dust and traffic flow were not expressed at the neighborhood meeting. Additionally, at the neighborhood meeting the applicant presented a future development plan of the church campus in stages with the temporary parking lot being in place for years one and two, a permanent parking lot being developed during year two starting year three that would significantly reduce the number of unpaved parking stalls, and final campus development between years five and ten. During the development and after completion of the permanent parking lot, it is anticipated that a Use Permit for a temporary parking lot will still need to be in place, but on a much smaller scale.

As part of the request to continue the application from the July 6th Planning Commission hearing to the July 20th hearing, Staff recommended that the applicant notify the neighborhood of the continuance request, a process not generally required. Letters were mailed to all property owners within the notification area. Additionally, staff posted the site with the updated hearing dates.

PUBLIC/NEIGHBORHOOD NOTIFICATION

This request was noticed in accordance with the requirements of the Chandler Zoning Code.

- Three neighborhood meetings were held for the request. The first neighborhood meeting was held on Tuesday, February 8, 2011. Four neighbors were in attendance; two were from Eden Estates, the other two were adjacent property owners to the east. Concerns expressed at the meeting included dust generation, traffic along Maplewood Street, and maintenance of weeds adjacent to Maplewood Street. A second neighborhood meeting was held on Wednesday, March 9, 2011 as a follow-up to the first meeting and to discuss mitigation procedures the church put in place based on concerns expressed at the first meeting. No neighbors attended the second neighborhood meeting. The third neighborhood meeting, as mentioned above, was a follow-up to the Planning Commission hearing. Three people attended. Staff is unaware of any new concerns beyond what has been conveyed to the Commission.

At the time of this writing, Staff has received a couple of phone calls from neighbors that live in the subdivision directly south of the church property. Staff has spoken with the first caller a couple of times regarding dust, traffic, and landscaping maintenance issues. The second caller felt that there are enough congregants that there should be enough money to pave the parking lot.

As a follow-up to the concerns expressed at the neighborhood meeting and the concerns of the neighbor, the church has tried to ensure that all traffic coming into the site first park in the paved parking lots on the west side of the campus, and then park on the north side of the temporary parking lot, and if need be, then the southern portion of the temporary parking lot. The church has also maintained the weeds along the irrigation canal that was of concern; the canal is under separate ownership. Staff has tried to contact the property owner of the canal to inform them of the ongoing maintenance issues to no avail (all letters have been returned). Additionally, the church has staff direct traffic exiting the site to not head east on Maplewood Drive, and sweeps up any debris at the points of ingress/egress.

As a follow-up to the first caller's concerns, the Maricopa County Department of Air Quality (MCDAQ) was notified of ongoing dust concerns. The MCDAQ visited the site on four occasions (with some of the visits when services were happening) and did not issue any violations. The MCDAQ contacted staff regarding the calls and explained that they could not find any violations and that the church was maintaining the parking lot in compliance with County requirements through the watering of the parking areas and the laying down of additional milled asphalt.

Ongoing mitigation efforts include regularly watering the parking lots (before services on Sunday), church personnel directing traffic on Sundays, adding asphalt millings as necessary, and have the site roped off during no church hours.

RECOMMENDED ACTION

Staff, upon finding consistency with the General Plan, recommends approval of ZUP10-0054 CORNERSTONE CHRISTIAN FELLOWSHIP, subject to the following conditions:

1. The Use Permit shall remain in effect for two (2) years from the effective date of City Council approval. Continuation of the use of such parking lot beyond the expiration date shall require re-application to and approval by the City of Chandler.

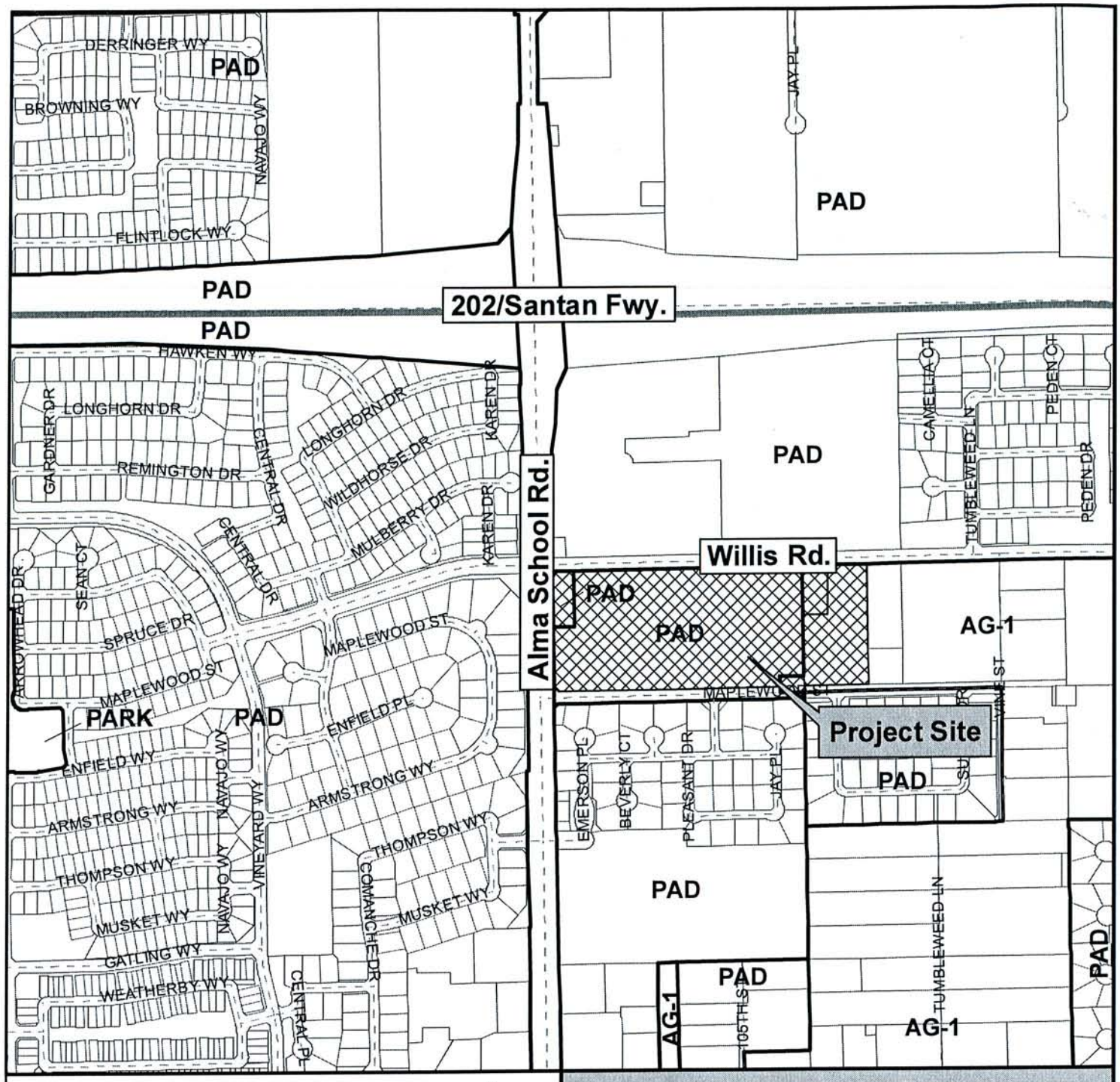
2. The temporary parking lot shall be surfaced with gravel or other suitable material and type of dust palliative in accordance with current Maricopa County regulations. The parking lot shall be maintained at all times in a dust-free and weed-free manner.

PROPOSED MOTION

Motion to recommend approval of ZUP10-0054 CORNERSTONE CHRISTIAN FELLOWSHIP, Use Permit extension approval for a temporary parking lot; subject to the conditions recommended by Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Applicant Narrative



Vicinity Map

ZUP10-0054

Cornerstone Christian Fellowship

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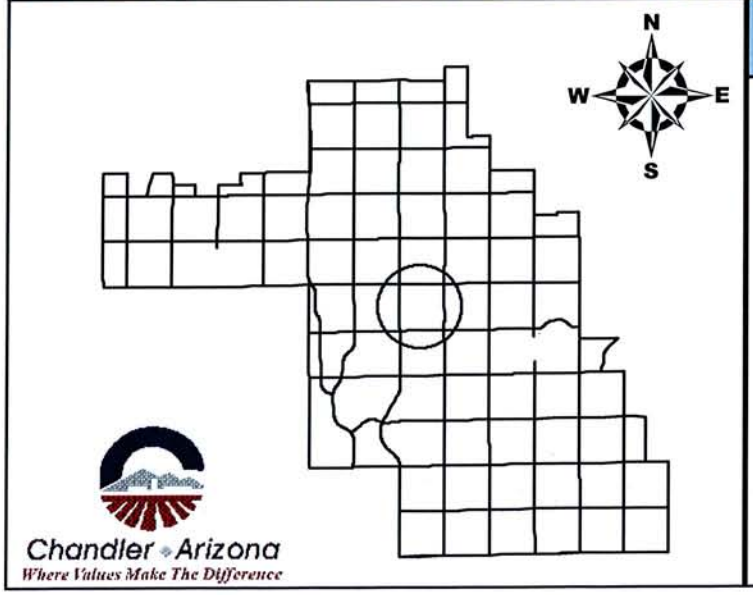
CITY OF CHANDLER 12/29/2010



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Vicinity Map

ZUP10-0054

Cornerstone Christian Fellowship

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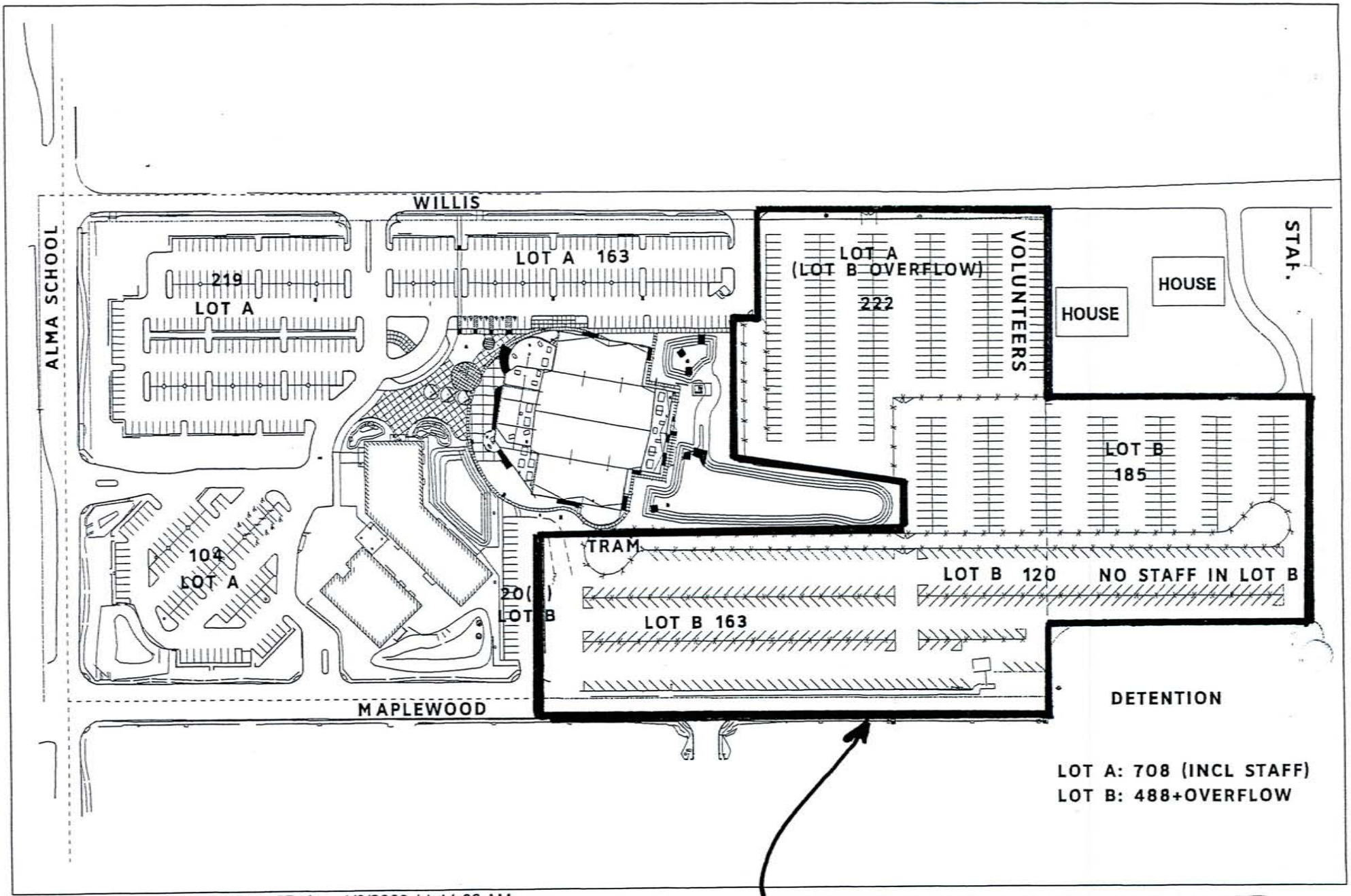

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SITE PLAN

CORNERSTONE CHRISTIAN FELLOWSHIP
Use Permit for Temporary Parking Lot

Cornerstone Christian Fellowship is located at the southeast corner of Alma School Road and Willis Road. An aerial photograph is provided at Exhibit 1. The existing campus is approximately 17.15 acres. This request is for a Use Permit to allow for a temporary parking lot on an unimproved surface to be located on approximately 8.5 acres at the east end of the church campus. A parking plan designating the overflow parking spaces is provided at Exhibit 2.

A Use Permit for a temporary unpaved parking lot was approved by Council on February 12, 2009 (Case No. 08-0024). The Notice of Council Action is provided at Exhibit 3. The approval was subject to the following conditions:

1. The Use permit shall remain in effect for two (2) years from the effective date of City approval. Continuation of the use of such parking lot beyond the expiration date shall require re-application to and approval by the City of Chandler.

2. The temporary parking lot shall be surfaced with gravel or other suitable material and type of dust palliative in accordance with current Maricopa County regulations. The parking lot shall be maintained at all times in a dust-free and weed-free manner.

The proposed Use Permit is a re-application of the previous Use Permit, which will expire on February 11, 2011. The current request is the same as the 2008 Use Permit request.

The temporary parking lot will be used during Special Events (i.e., Easter, Christmas, Friend Day) and for overflow parking on Sundays between the hours of 8:00 a.m. and 9:00 p.m. The parking lot will be able to accommodate approximately 700 vehicles. There are attendants in the parking lots to help park the vehicles and direct traffic. Two shuttles operate along a designated shuttle path to transport the church members from and to the parking lot and the church facilities.

A water truck is on site and runs from 6:00 a.m. to about 1:00 p.m. every Sunday before, during, and after services to maintain and control any dust. The water truck is also used in the same way during Special Events.

The request is a comparatively small endeavor that has been well received by the neighbors for the past two years. We look forward to continuing to make this a safe and enjoyable experience for both the church members and the surrounding neighbors.

We request your approval.